

Survey Summary (9 total responses)

1. WHAT IS YOUR CONNECTION TO THIS DEVELOPMENT?
- 8 PEOPLE CHOSE "I LIVE VERY CLOSE TO THE PROJECT".
 - 1 PERSON CHOSE "I LIVE IN THE GENERAL AREA".
2. WHAT IS MOST IMPORTANT TO YOU ABOUT A NEW BUILDING AT 6211 12TH AVE NE?
- 4 PEOPLE CHOSE "THAT IT'S A NICE LOOKING BUILDING".
 - 1 PERSON CHOSE "THAT IT LOOKS UNIQUE AND INTERESTING".
 - 1 PERSON CHOSE "THAT IT IS AFFORDABLE FOR RESIDENTS".
 - 1 PERSON CHOSE "THAT IT IS DESIGNED WITH ENVIRONMENTAL SUSTAINABILITY IN MIND".
 - 5 WRITTEN COMMENTS: "THAT IT DOESN'T... DESTROY ANOTHER NEIGHBORHOOD"; 3 COMMENTS CONCERNED THE USE, NAVIGATION, AND CONGESTION OF THE ALLEY IN REGARDS TO PARKING AND CARS; "THAT IT BRINGS DENSITY WHICH ITSELF CREATES AFFORDABLE HOUSING".
3. WE WILL BE IMPROVING THE SIDEWALK AND LANDSCAPING AT THE STREET-LEVEL. WHICH ARE THE MOST IMPORTANT ELEMENTS FOR DESIGNING THE PUBLIC AREAS?
- 7 PEOPLE CHOSE "SAFE FOR PEDESTRIANS".
 - 2 PEOPLE CHOSE "ATTRACTIVE LANDSCAPING".
 - 5 PEOPLE CHOSE "LIGHTING, 'EYES ON THE STREET', PEDESTRIAN SECURITY".
 - 3 PEOPLE CHOSE "ATTRACTIVE BUILDING MATERIAL AT STREET LEVEL".
4. WHAT CONCERNS DO YOU HAVE ABOUT THE PROJECT?
- 3 PEOPLE CHOSE "CONSTRUCTION NOISE IMPACTS".
 - 2 PEOPLE CHOSE "DEMOLITION OF THE EXISTING HOUSE".
 - 2 PEOPLE CHOSE "THAT I WILL NOT LIKE THE WAY IT LOOKS".
 - 1 PERSON CHOSE "THAT IT WILL NOT BE AFFORDABLE".
 - 4 PEOPLE CHOSE "THAT IT MAY FEEL OUT OF SCALE WITH OTHER BUILDINGS NEARBY".
 - 6 PEOPLE CHOSE "THAT IT WILL MAKE DRIVING AND PARKING IN THE NEIGHBORHOOD MORE DIFFICULT".
 - 5 WRITTEN COMMENTS: "WHERE IS THE DESIGN?"; "...PUSHED THROUGH IN THE HOPES THAT LOCALS DON'T NOTICE. THE TIMING IS SUSPECT."; "LACK OF CONSULTATION... SURVEY NOT POSTED CLOSE TO THOSE WHO LIVE BY THE PROJECT, COMMENTS REQUESTED DURING THE HOLIDAYS... LIKE COMMENTS ARE NOT WELCOME!"; ONE CONCERN ABOUT PARKING IN THE ALLEY AND WHERE THE PARKING IS LOCATED; "THAT IT WILL NOT ADD ENOUGH HOUSING! WHY ONLY 4 UNITS! MAKE 6! UPZONE IT...".
5. IS THERE ANYTHING SPECIFIC ABOUT THIS PROPERTY OR NEIGHBORHOOD THAT WOULD BE IMPORTANT FOR US TO KNOW?
- 8 WRITTEN COMMENTS: "WHY ARE YOU BUILDING OVER THE SITE OF A SINK HOLE?..."; "WHERE IS THE DESIGN DOCUMENT?..."; "KEEP THIS NEIGHBORHOOD TRUE TO ITS ROOTS."; 3 COMMENTS ON THE ALLEY REGARDING HOW NARROW IT IS, THE HIGH AMOUNT OF TRAFFIC, ADDITIONAL LIGHTING AND SECURITY IN THE ALLEY, THEFTS, AND CONCERNS OF CLOSURE OR BLOCKAGE DURING CONSTRUCTION; "I'M IN FAVOR OF ADDING DENSITY IN THIS AREA GIVEN ITS PROXIMITY TO LIGHT RAIL AND SHOPPING. I'D LIKE TO SEE MINIMAL PARKING TO ENCOURAGE THE USE OF PUBLIC TRANSIT AND BIKING AND WALKING"; THE LAST COMMENT ENCOURAGED ADDING ADDITIONAL UNITS TO THE SITE BECAUSE OF ITS PROXIMITY TO MASS TRANSIT AND TO INCREASE AFFORDABLE HOUSING.
6. WHAT ELSE WOULD HELP MAKE THE NEW BUILDING SUCCESSFUL FOR DECADES TO COME?
- 7 WRITTEN COMMENTS: "BLENDING WITH THE NEIGHBORHOOD. DON'T MAKE IT A STATEMENT PIECE OF ARCHITECTURE."; "NOT BUILDING THEM"; "FEWER STORIES IN KEEPING WITH THE SURROUNDING HOUSES, NO ENCROACHMENT ON NEIGHBORING PROPERTIES, MORE INPUT FROM NEIGHBORS (NOT A SHORT WINDOW OVER THE HOLIDAYS...)"; A COMMENT CONCERNING NEARBY APARTMENT RESIDENTS SMOKING IN THE ALLEY AND A REQUEST FOR DOG POOP BAGS; "LOTS OF PLANTS"; "INCLUDE INDOOR, SECURE BIKE STORAGE. CHOOSE LANDSCAPING THAT REQUIRES MINIMAL WATERING."; "6 UNITS PLEASE - FLAT ROOF COMMON FOR OUTDOOR RECREATION... ADD MORE SQ FT TO THIS PROJECT AND THUS MORE UNITS. IT'S BY A PARK, SUBWAY, AND 2 MASSIVE EMPLOYERS (UW AND CHILDREN'S)...".
7. WOULD YOU LIKE TO BE CONTACTED ABOUT THIS PROJECT IN THE FUTURE?
- 6 PEOPLE RESPONDED BY GIVING THEIR EMAIL ADDRESS.

Project Hotline Summary (1 Response)

SUMMARY OF THE SINGLE PHONE MESSAGE: WHY ONLY 4 UNITS? WE NEED DESNSITY IN THIS CITY AND WE NEED IT NOW. THE LOCATION NEAR MASS TRANSIT AND MAJOR EMPLOYERS (UW AND CHILDREN'S HOSPITAL) MAKE IT A GREAT SPOT FOR ADDITIONAL UNITS. MORE DENSITY EQUATES WITH AFFORDABLE HOUSING. PROPERTY SHOULD BE UP-ZONED. WHY NOT PUT 12 UNITS HERE? THE PROJECT SHOULD HAVE 12 STORIES AND UNDERGROUND PARKING FOR BIKES AND ELECTRIC VEHICLES.

Zoning Code

ZONE:	LR2 (M1)	
OVERLAY:	ROOSEVELT RESIDENTIAL URBAN VILLAGE	
PARKING FLEX AREA:	YES	
LAND USE MAP NO.:	60	
ECA:	NONE	
LOT AREA:	40.0 X 100.07 = 4004 SF	
DENSITY:	4 UNITS PROPOSED. MHA PER 23.58B AND 23.58C	
FAR:	1.4 X 4004 = 5605 SF	
HEIGHT:	40' ALLOWED	
	EXCEPTIONS: 5' FOR PITCHED ROOF; 4' FOR PARAPETS; 3' FOR SHED ROOF; 10' FOR STAIR PENTHOUSE (15% MAX. ROOF COVERAGE).	
SETBACKS:	REQUIRED	PROVIDED
FRONT;	7' AVE., 5' MIN.	10.0' MIN.
REAR;	7' AVE., 5' MIN.	22.0' MIN.
SIDE, FAÇADE > 40';	7' AVE., 5' MIN.	7.2' AVE., 6.16' MIN.
AMENITY AREA:	25% LOT AREA = 4004 X 0.25 = 1001 SF	
	50% REQ'D AT GROUND = 1001 X 0.5 = 500 SF	
	TOTAL AMENITY AREA PROVIDED: ROOF DECKS 175 SF X 4 = 700 2 ND FLOOR DECKS 39 X 4 = 157 GROUND AT UNIT A = 145 GROUND AT UNIT B = 184 TOTAL PRIVATE AMENITY = 1,186 SF	
LANDSCAPING:	A GREEN FACTOR OF 0.6 IS REQUIRED.	
STRUCTURE WIDTH:	90' MAX., 27'-8" PROVIDED	
FAÇADE LENGTH:	100.07 X 0.65 = 65'-0 1/2" MAX., 65'-0" PROVIDED	
GREEN BLDG. STDS.:	MEET 23.58D IF FAR EXCEEDS 1.2	
12 TH AVE ROW WIDTH:	68' REQ'D., 60' EXISTING. (68 – 60) / 2 = 4' SETBACK	
ALLEY ROW WIDTH:	16' REQ'D., 10' EXISTING. (16 – 10) / 2 = 3' DEDICATION REQ'D WHEN PARKING PROVIDED.	
PARKING:	NOT REQ'D. FOR URBAN VILLIAGE W/ FREQUENT TRANSIT. 4 ON-GRADE STALLS PROVIDED.	
SOLID WASTE:	ON SEPARATE PLATTED LOTS, EACH UNIT SHALL PROVIDE A 2' X 6' AREA.	
MHA PAYMENT OPTION:	M1/MEDIUM = \$20/SF X 5596 SF = \$111,920.00	
MHA PERFORMANCE OPT.:	M1/MEDIUM = 0.09 X 4 UNITS = 0.36 UNITS. PER 23.58C.050.A.2, APPLICANT SHALL: A) ROUND UP TO (2) UNITS, OR; B) PROVIDE (1) UNIT THAT IS 3 BR OR LARGER.	

Unit Area Totals

UNITS AREAS (IN "GROSS FLOOR AREA" SDCI LAND USE DEFIN: "FLOOR AREA BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALL OF THE STRUCTURE")

LEVEL	UNIT A	UNIT B	UNIT C	UNIT D	TOTAL
1ST	351 SF	351 SF	319 SF	319 SF	1340 SF
2ND	374 SF	374 SF	374 SF	374 SF	1496 SF
3RD	265 SF	265 SF	265 SF	265 SF	1060 SF
4TH	374 SF	374 SF	374 SF	374 SF	1496 SF
ROOF	35 SF	35 SF	35 SF	35 SF	140 SF
TOTAL	1399 SF	1399 SF	1367 SF	1367 SF	5532 SF

Development Objectives

THE PROPOSAL IS FOR A NEW 4 UNIT TOWNHOUSE AT 6211 12TH AVE NE. EACH UNIT WILL HAVE APPROXIMATELY 1380 SQUARE FEET, 3 BEDROOMS, 3 1/2 BATHS, A STUDY, A ROOF DECK, AND 1 PARKING STALL OFF THE ALLEY. THE NEW BUILDING WILL BE 4 STORIES TALL AND WILL INCLUDE 3 MARKET RATE UNITS AND 1 AFFORDABLE HOUSING UNIT. THE SITE IS NEAR THE ROOSEVELT LIGHT RAIL STATION AND THE NEIGHBORHOOD IS UNDERGOING SIGNIFICANT DEVELOPMENT. THE SITE WILL ACT AS A BUFFER TO THE HIGHER DENSITY PROPERTY TO THE NORTH AND WEST.

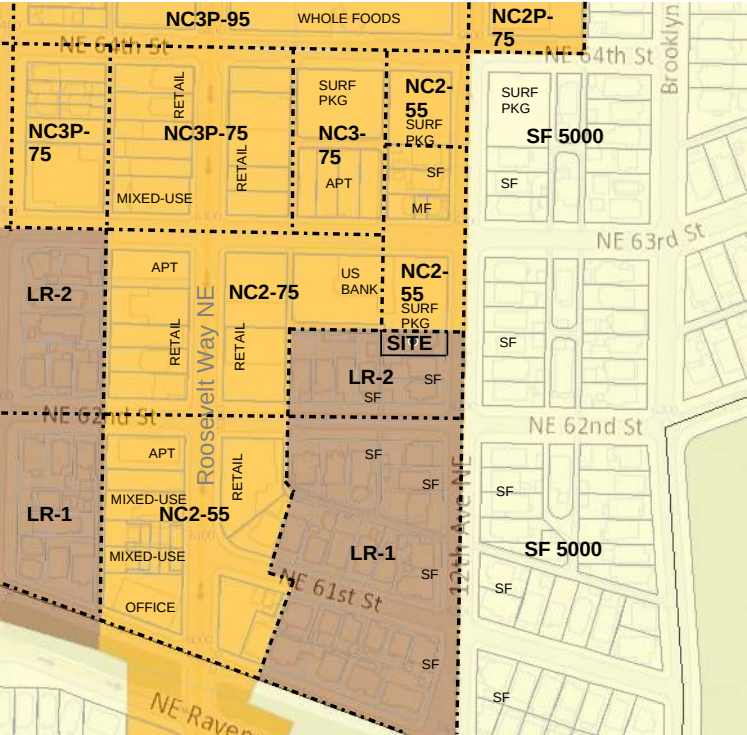
Project Data

PROPERTY ADDRESS:	6211 12 TH AVE NE
OWNER:	LEO AND KATHRYN BRENNAN
	1723 NE 94 TH ST
	SEATTLE, WA 98115
	LEOCBRENNAN56@GMAIL.COM
	206-239-8421
ARCHITECT:	ROGER H. NEWELL, AIA
	1102 19 TH AVE E
	SEATTLE, WA 98112
	NEAL@RHNEWELLAIA.COM
	206-322-1192
LANDSCAPE ARCHITECT:	ROOT OF DESIGN
	P.O. BOX 232
	STANWOOD, WA 98292
	DEVIN@ROOTOFDESIGN.COM
	206-491-9545
CIVIL ENGINEER:	NICK BOSSOFF ENGINEERING, INC.
	191 NE TARI LANE
	STEVENSON, WA 98648
	NICK@NBENGINEERING.COM
	425-881-5904
SURVEYOR:	TERRANE
	10801 MAIN ST, STE 102
	BELLEVUE, WA 98004
	KATHERINEB@TERRANE.NET
	425-458-4488

Legal Description

LOT 4, BLOCK 10, COWEN'S UNIVERSITY PARK, AS PER PLAT RECORDED IN VOL. 13 OF PLATS, PAGE 53, CITY OF SEATTLE, KING COUNTY, WA. APN: 1797500870

Vicinity Map



LEGAL DESCRIPTION
(PER QUIT CLAIM DEED RECORDING# 20100915001149)
LOT 4 IN BLOCK 10 OF COWEN'S UNIVERSITY PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 53, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

BEARING = NORTH 01°05'27" EAST BETWEEN SURVEY
MONUMENTS FOUND ON THE CENTERLINE OF 12TH AVE NE, PER
GPS OBSERVATIONS, WASHINGTON STATE PLANE COORDINATES,
NORTH ZONE.

REFERENCES	
R1.	PLAT OF COWEN'S UNIVERSITY PARK, VOL.13, PG.53, RECORDS OF KING COUNTY, WASHINGTON.
R2.	CITY OF SEATTLE QUAD MAP, TILE #275

VERTICAL DATUM
NAVD88, PER GPS OBSERVATIONS

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1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 179750-0870
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,004 ±S.F. (0.09 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	ASPHALT SURFACE		MONUMENT IN CASE (FOUND)
	BUILDING	OHP T •	OHP TRANSMISSION ELEVATION
	CENTERLINE ROW		POWER METER
	CONCRETE SURFACE		POWER (OVERHEAD)
	COL. COLUMN		POWER POLE
	DECK		REBAR & CAP (SET)
	RETAINING WALL		ROCKERY
	FENCE LINE (CHAIN LINK)		SEWER LINE
	FENCE LINE (WOOD)		SEWER MANHOLE
	GAS LINE		STORM MANHOLE
	GAS METER		STORM DRAIN LINE
	GRAVEL SURFACE	SIZE TYPE 	TREE (AS NOTED)
	IRON PIP (FOUND)		WATER LINE
	NAIL AS NOTED		WATER METER
	MAILBOX (RESIDENTIAL)		WATER VALVE

VICINITY MAP
N.T.S.

[illegible]

(IN FEET)
1 INCH = 20 FT.

AD
AST

01°05'12" E 299.98' MEAS (300.00' R1, 299.85' R2)

N 88°54'03" W 420.27' MEAS (420.00' R1, 420.07' R2)

N 88°53'26" W 420.24' MEAS (420.00' R1, 420.66' R2)

NE 1/4 OF NE 1/4 SEC 08 TWP. 25N., RGE 04E. W.M.

PARCEL NO. 1797500870

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2311 13TH AVE NE

SEATTLE, WA 98115



Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	191484
DATE:	08/23/19
DRAFTED BY:	IDV-MD
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	

2

SHEET NUMBER

1 OF 1

NE 63RD ST



NE 62ND ST

WEST SIDE OF 12TH AVE NE LOOKING AT SITE

NE 62ND ST



SITE



US BANK

NE 63RD ST



12TH AVE NE FROM SITE LOOKING NORTH



12TH AVE NE FROM SITE LOOKING SOUTH



EXISTING NORTH ELEVATION



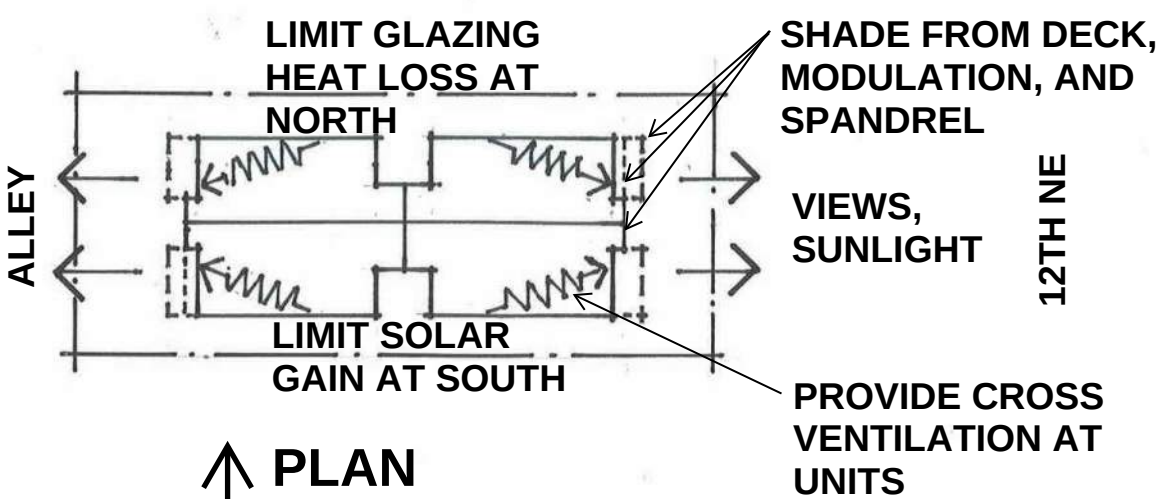
EXISTING WEST ELEVATION FROM ALLEY

Priority Design Guidelines

[CITY] SEATTLE DESIGN GUIDELINES
[ROOSEVELT] ROOSEVELT NEIGHBORHOOD DESIGN GUIDELINES
[RECON] PRELIMINARY GUIDANCE AND SITE RECONNAISSANCE CHECKLIST

[CITY] CS1. NATURAL SYSTEMS AND SITE FEATURES. B. SUNLIGHT AND NATURAL VENTILATION: 1.SUN AND WIND: TAKE ADVANTAGE OF SOLAR EXPOSURE AND NATURAL VENTILATION AVAILABLE ON SITE WHERE POSSIBLE. USE LOCAL WIND AND SOLAR GAIN AS A MEANS OF REDUCING THE NEED FOR MECHANICAL VENTILATION AND HEATING WHERE POSSIBLE. 2. DAYLIGHT AND SHADING: MAXIMIZE DAYLIGHT FOR INTERIOR AND EXTERIOR SPACES AND MINIMIZE SHADING ON ADJACENT SITES.
[RECON] ORIENT WINDOWS FOR UNIT PRIVACY BUT ALSO TO ALLOW DAYLIGHT INTO UNITS AND PROVIDE LOCAL VIEWS.

THE NARROW SITE WIDTH OF 40 FEET FORCES AN EAST/WEST BUILDING ORIENTATION. WINDOWS ARE CLUSTERED ON THE EAST AND WEST ENDS TO TAKE ADVANTAGE OF VIEWS. DECKS, ROOF, VERTICAL MODULATION, AND A SPANDREL PROVIDE SHADE ON THE EAST AND WEST FACADES. REDUCING THE NUMBER OF WINDOWS ON THE SOUTH AND NORTH ELEVATIONS MINIMIZES SOLAR HEAT GAIN AND LOSS, PROTECTS PRIVACY FROM THE CLOSER, ADJACENT SITES, AND PROVIDES CROSS-VENTILATION IN THE UNITS.



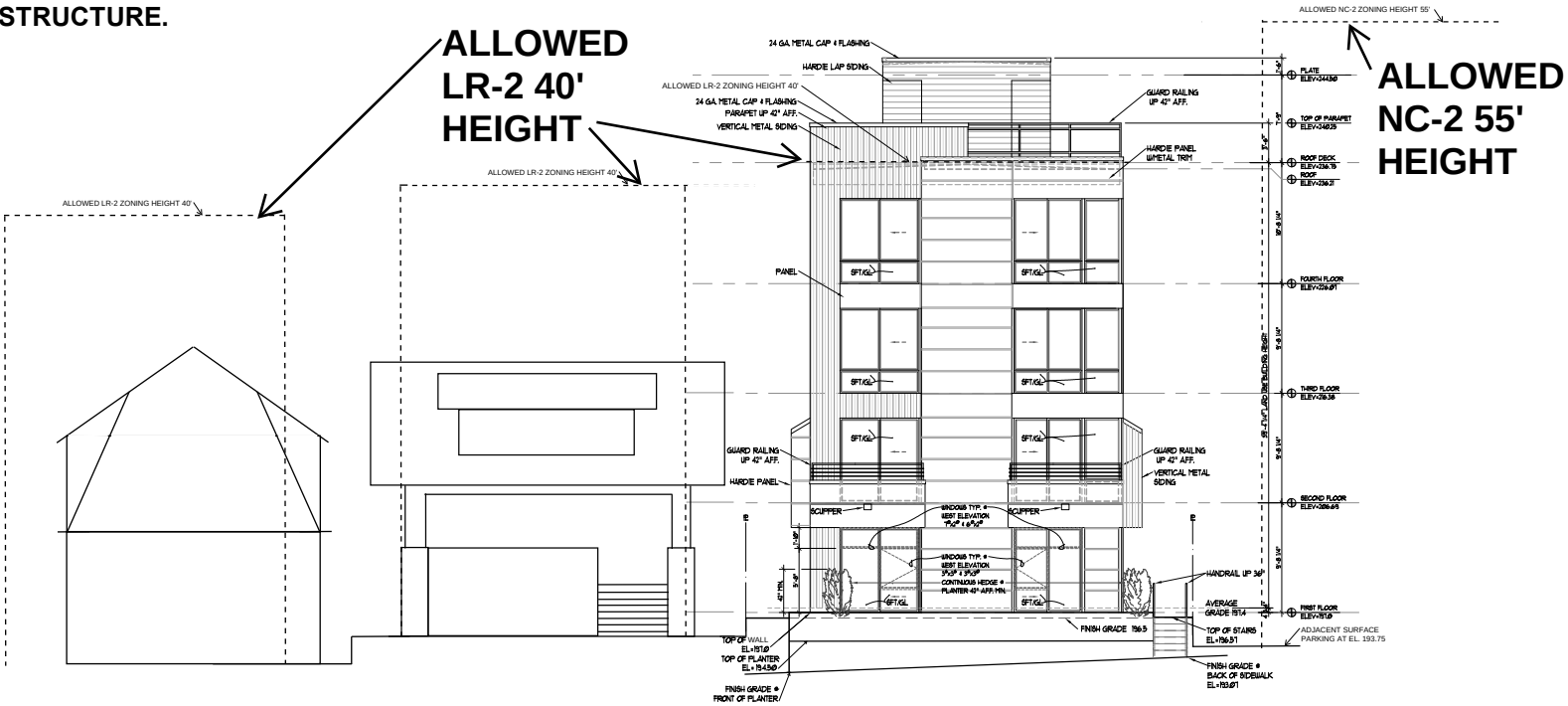
CS1.B SUNLIGHT AND NATURAL VENTILATION

[CITY] CS3. ARCHITECTURAL CONTEXT AND CHARACTER. A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES. 1. FITTING OLD AND NEW TOGETHER: CREATE COMPATIBILITY BETWEEN NEW PROJECTS AND EXISTING ARCHITECTURAL CONTEXT THROUGH BUILDING ARTICULATION, SCALE AND PROPORTION.
[ROOSEVELT] CS3.I.ii.a; REINFORCE A VIBRANT STREETScape BY APPLYING A PEDESTRIAN-ORIENTED DESIGN.
[RECON] DEVELOP A STREETScape DESIGN THAT IMPROVES PEDESTRIAN USE.

ALL OF THE PROPERTIES ALONG THE 6200 BLOCK OF 12TH NE ARE ABOVE THE 12TH AVE RIGHT-OF-WAY AND SIDEWALK GRADE. PROPERTIES STEP UP IN GRADE AS THEY MOVE FROM 62ND NORTH TO THE SITE. A LANDSCAPED, BIO-RETENTION PLANTER, LOCATED BETWEEN THE PROPOSED BUILDING AND 12TH NE, SOFTENS THE IMPACT OF THE GRADE CHANGE IN THE WEST-EAST DIRECTION BY STEPPING ITS HEIGHT AND BY LOCATING PLANTS IN FRONT OF AND INSIDE THE PLANTER.

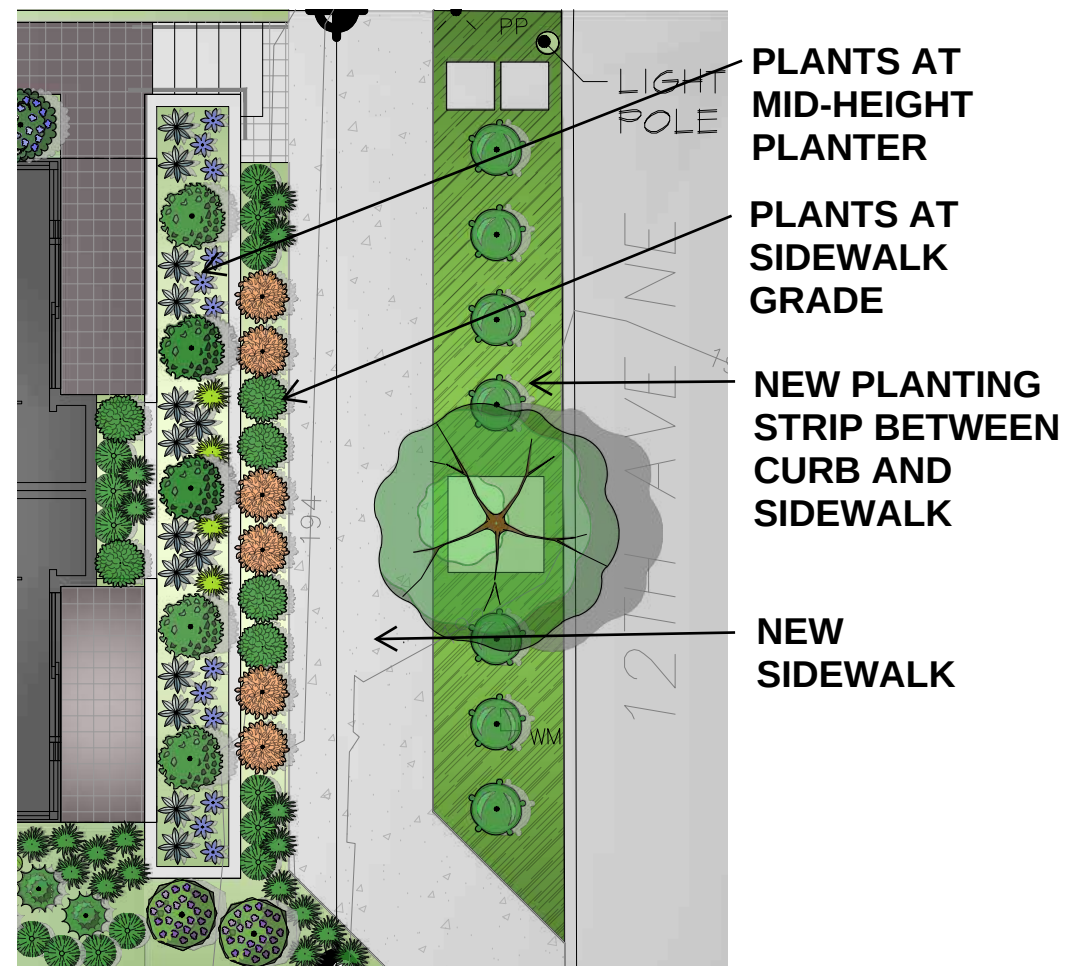
[CITY] CS2. URBAN PATTERN AND FORM. D. HEIGHT, BULK, AND SCALE. 1. EXISTING DEVELOPMENT AND ZONING: REVIEW THE HEIGHT, BULK, AND SCALE OF NEIGHBORING BUILDINGS AS WELL AS THE SCALE OF FUTURE ANTICIPATED ZONING.
[ROOSEVELT] CS2.III.iii. MULTI-FAMILY/RESIDENTIAL ZONE EDGES. e. MODULATION OF BAYS.
[RECON] CONSIDER EXISTING BUILDINGS AS WELL AS POTENTIAL FUTURE BUILD OUT FOR CONTEXT/TRANSITION OF ZONES BETWEEN NC, LR, AND SF IN MASSING.

THE BUILDING WILL ACT AS A BUFFER BETWEEN THE POTENTIAL 55 FOOT ZONING HEIGHT TO THE NORTH (NC2-55) AND THE EXISTING SINGLE FAMILY HOUSES TO THE SOUTH (LR-2). ALTHOUGH THE EXISTING HOUSE TO THE SOUTH IS A 2 1/2 STORY, SINGLE FAMILY RESIDENCE, THE POTENTIAL BUILDING HEIGHT IS ALSO 40 FEET. PITCHED ROOFS ARE AN ALLOWED FEATURE OF THE PROPOSED SITE WITH A 5 FOOT HEIGHT BONUS. A GABLE ROOF MAY BE MORE IN KEEPING WITH THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD. BUT A FLAT ROOF REDUCES THE APPARENT BULK OF THE BUILDING AND ALLOWS FOR PRIVATE, OPEN SPACE DECKS AND ROOF AREA FOR SOLAR PANELS. AND BREAKING THE MASS OF THE BUILDING INTO TWO SMALLER SHAPES DIMINISHES THE SCALE OF THE STRUCTURE.



[CITY] PL1. CONNECTIVITY. B. WALKWAYS AND CONNECTIONS. 3. PEDESTRIAN AMENITIES:
CREATE LIVELY, PEDESTRIAN ORIENTED OPEN SPACES TO ENLIVEN THE AREA AND
ATTRACT INTEREST AND INTERACTION WITH THE SITE.
[RECON] ENHANCE THE STREETScape IN THIS PEDESTRIAN FRIENDLY URBAN HUB.

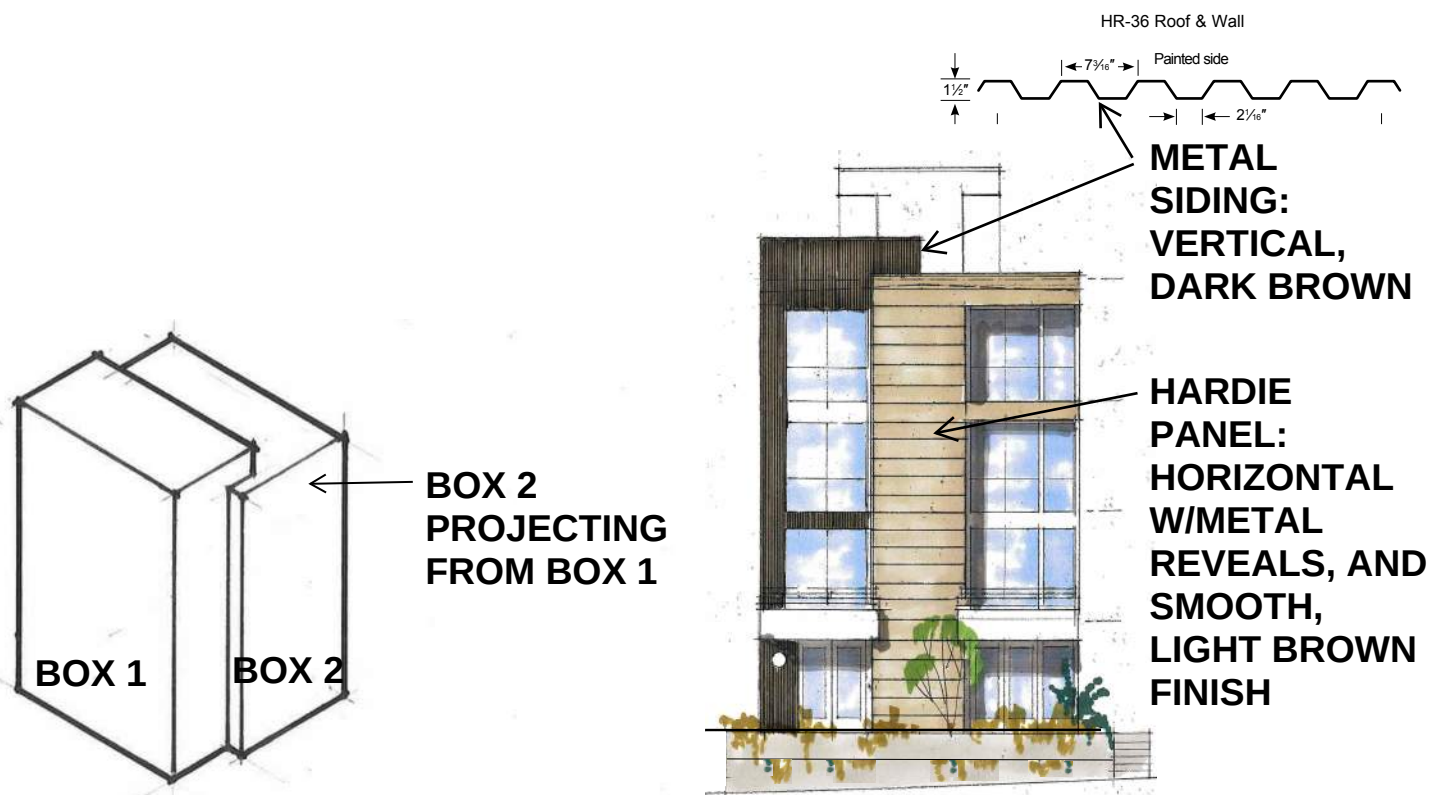
THE SIDEWALK IN 12TH NE WILL BE MOVED TOWARD THE SITE AND A 5 FOOT PLANTER STRIP WITH STREET TREES AND PLANTS WILL BE LOCATED IN THE STRIP. THIS MOVES PEDESTRIANS AWAY FROM THE CURB PROVIDING FOR A SAFER AND MORE ENJOYABLE PEDESTRIAN EXPERIENCE.



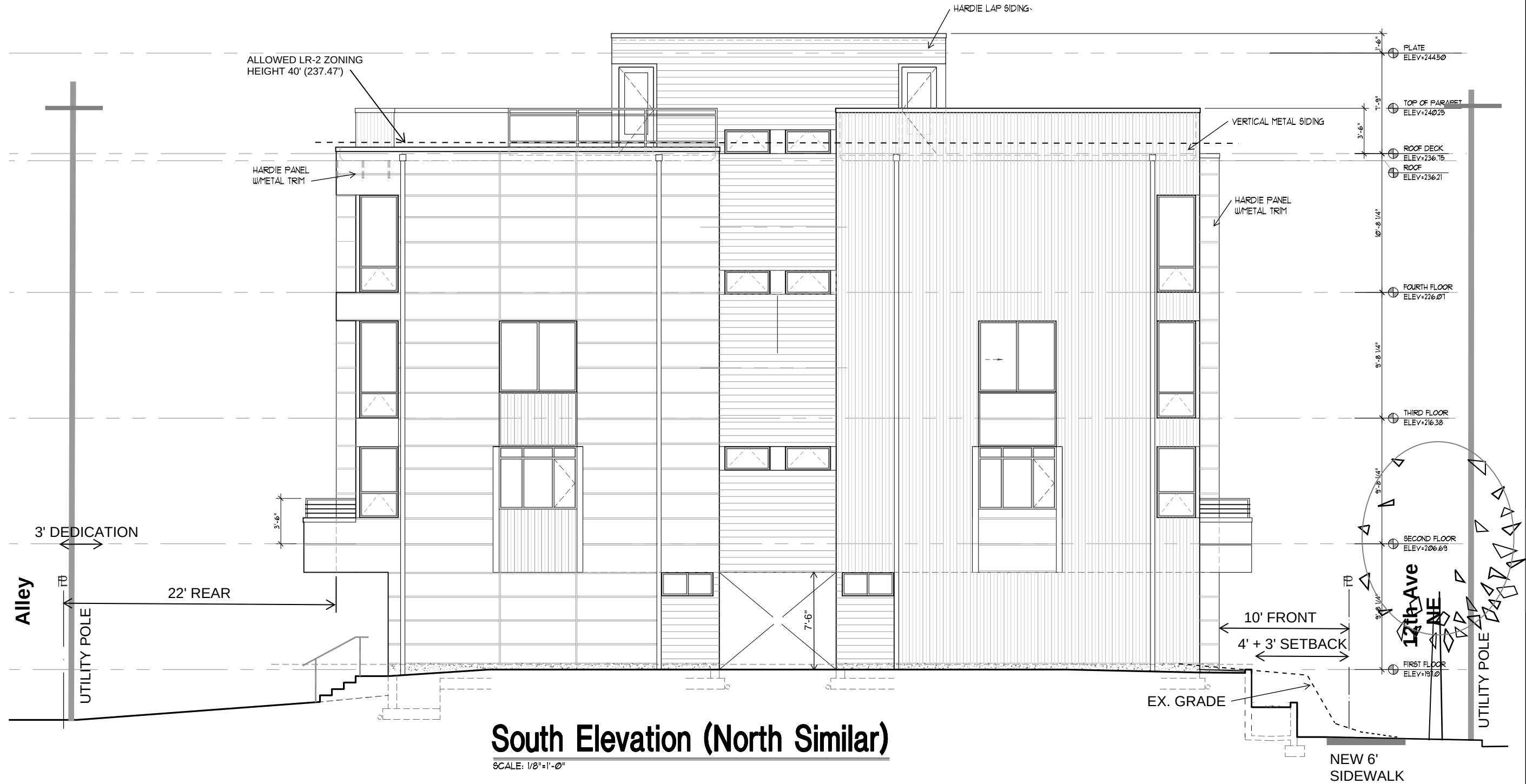
PL1.B WALKWAYS AND CONNECTIONS

[CITY] DC2. ARCHITECTURAL CONCEPT. A. MASSING. 2. REDUCING PERCEIVED MASS. USE SECONDARY ARCHITECTURAL ELEMENTS TO REDUCE THE PERCEIVED MASS. B.1. ARCHITECTURAL AND FAÇADE COMPOSITION. CONSIDER THE COMPOSITION AND ARCHITECTURAL EXPRESSION OF THE BUILDING AS A WHOLE. D.2. SCALE AND TEXTURE. STRIVE FOR A FINE-GRAINED SCALE, OR TEXTURE, AT THE STREET LEVEL WHERE PEDESTRIANS PREDOMINATE. DC4. EXTERIOR ELEMENTS AND FINISHES. A.1. EXTERIOR FINISH MATERIALS: EXTERIORS SHOULD BE CONSTRUCTED OF DURABLE AND MAINTAINABLE MATERIAL THAT ARE ATTRACTIVE WHEN VIEWED UP CLOSE.
[RECON] USE SCALE AND BALANCE TO CREATE BUILDING MASSING THAT IS APPROPRIATE FOR RESIDENTIAL UNITS. USE HIGH QUALITY MATERIAL AND APPROPRIATE LEVEL OF DETAILING FOR RESIDENTIAL USE.

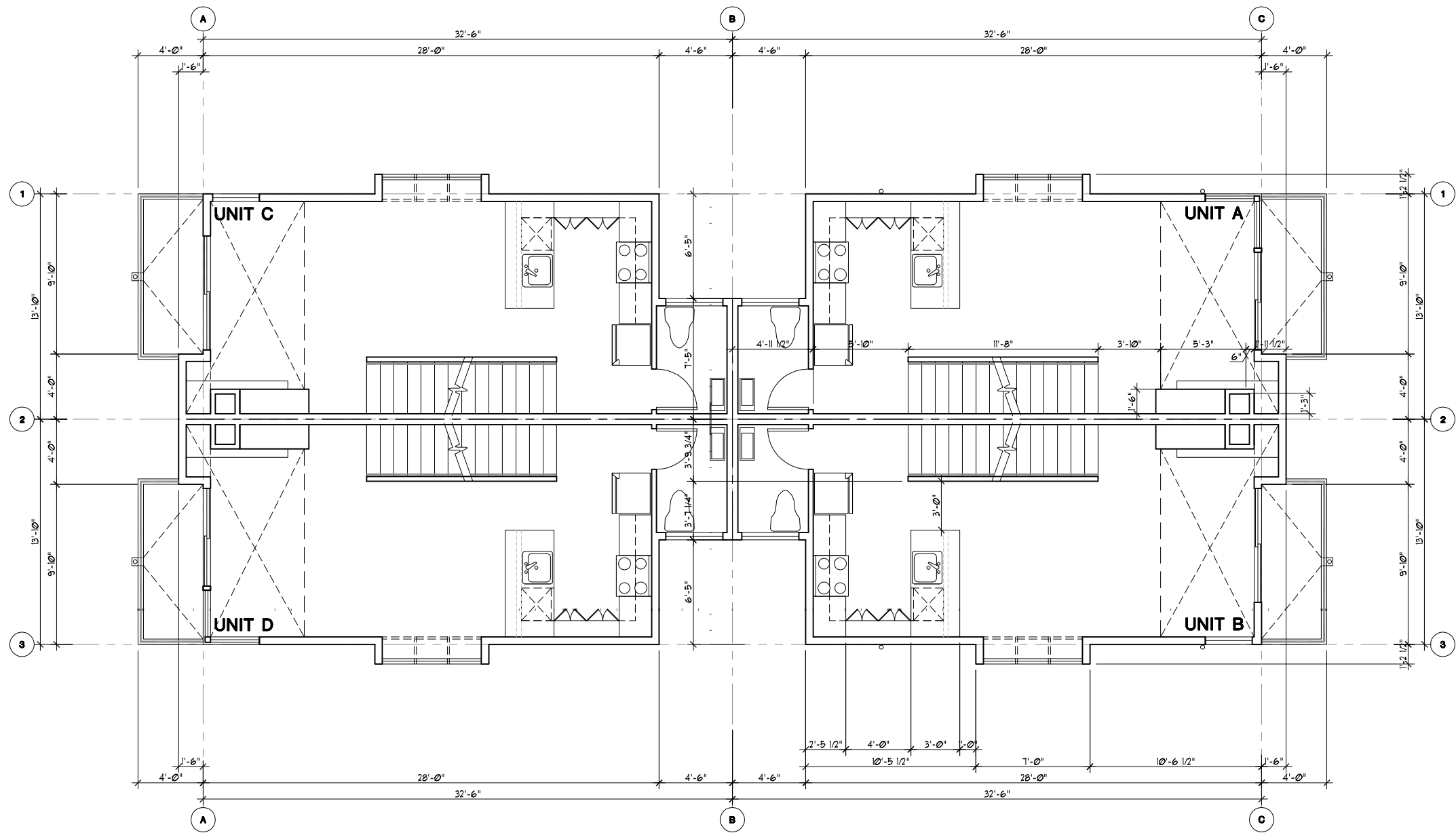
THE “BOX PROJECTING FROM A BOX” CONCEPT BREAKS THE MASSING FROM 12TH NE INTO TWO DISTINCT ELEMENTS WHICH IDENTIFY THE TWO UNITS ON THE EAST SIDE. IT ALSO VISUALLY REDUCES THE MASS OF THE STRUCTURE BY BREAKING IT INTO TWO. THE SAME DESIGN IDENTIFIES THE TWO UNITS ON THE WEST SIDE. THESE TWO BOXES ARE FURTHER ARTICULATED BY: 1) A LIGHT BROWN COLOR VERSUS DARK BROWN; 2) CONTRASTING HORIZONTAL HARDIE PANELS WITH VERTICAL METAL SIZING; 3) CONTRASTING SMOOTH HARDIE PANELS WITH THE ANGULAR, IN-AND-OUT SURFACE PATTERN OF THE METAL SIDING. THE HARDIE PANELS WILL BE SEPARATED BY METAL REVEALS THAT EMPHASIZE THE HORIZONTAL DESIGN.



DC2.A MASSING, B. ARCH AND FACADE COMPOSITION, D. SCALE AND TEXTURE, DC4. EXT ELEMENTS AND FINISHES

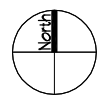
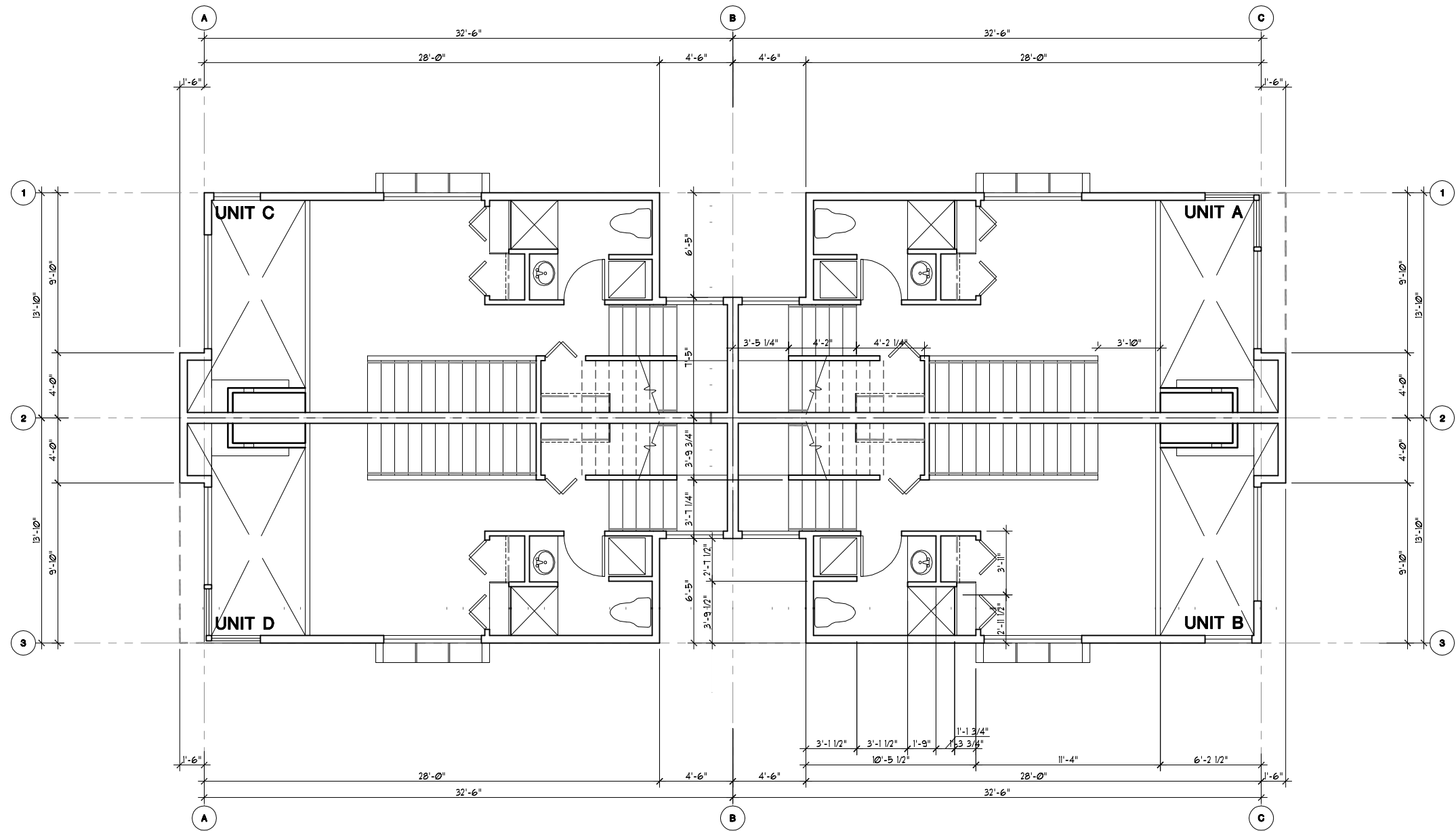






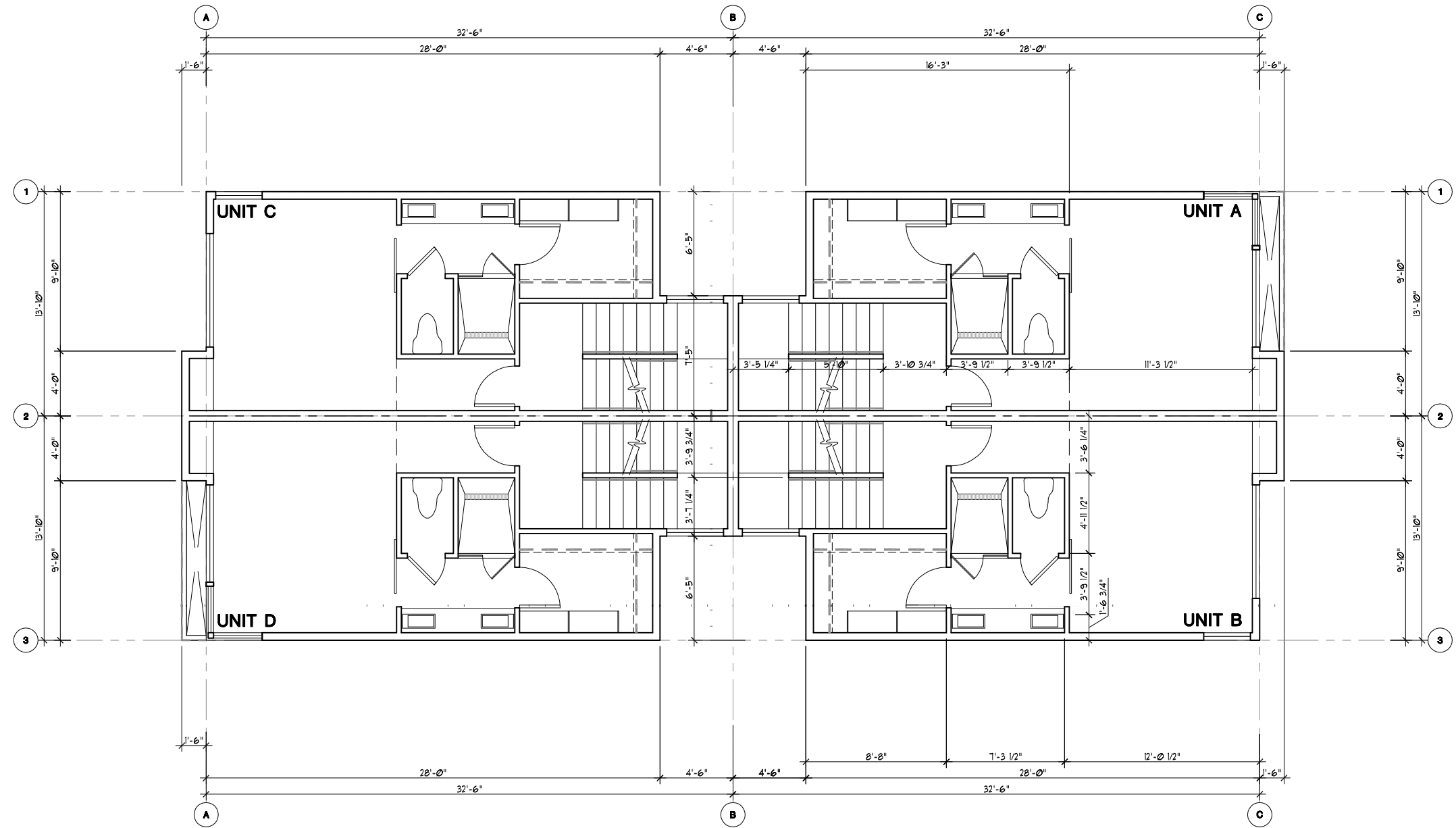
2nd Floor Plan

SCALE: 1/8"=1'-0"



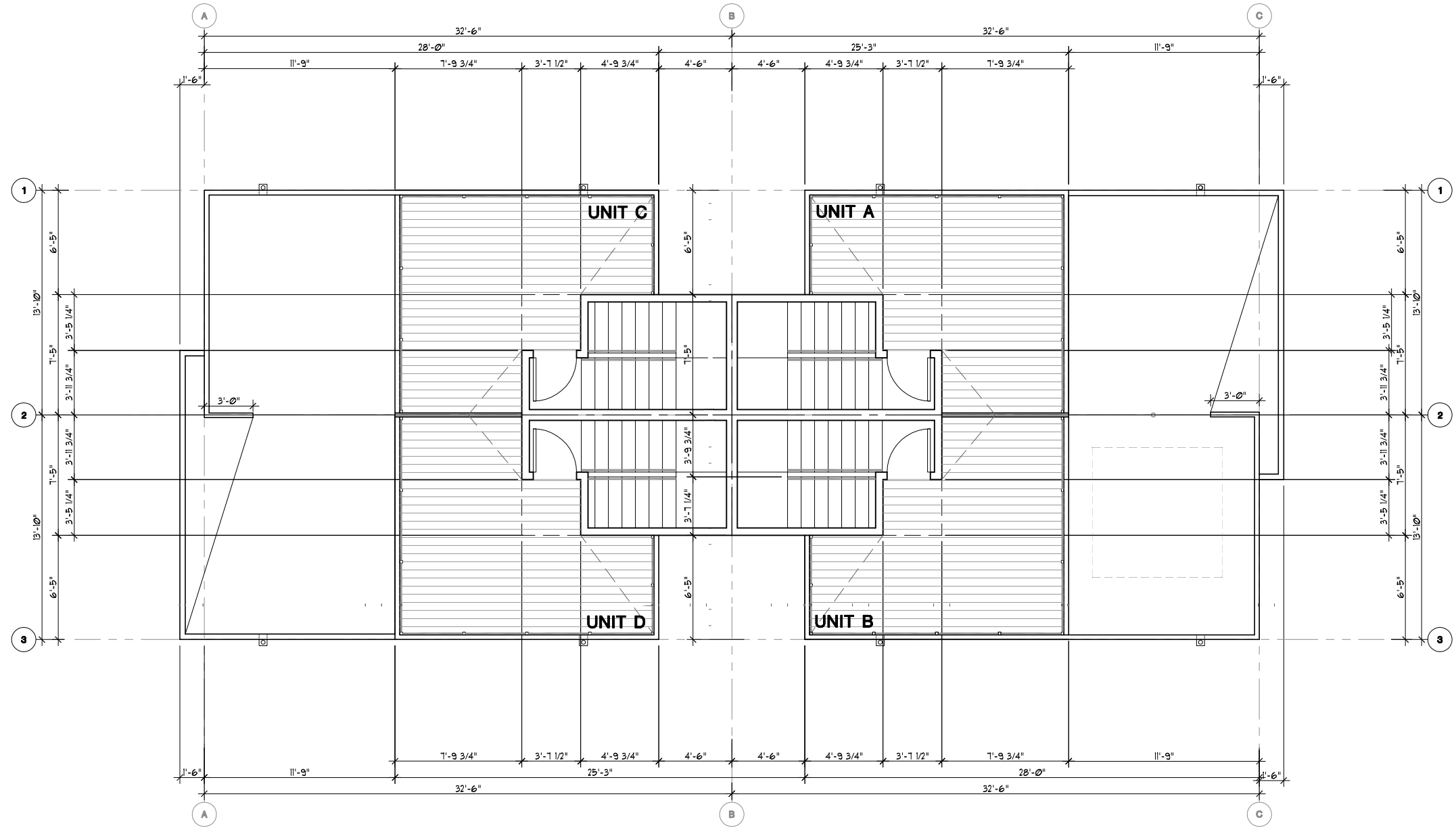
3rd Floor Plan

SCALE: 1/8"=1'-0"



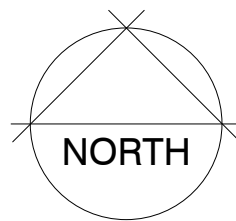
4th Floor Plan

SCALE: 1/8"=1'-0"



Roof Plan

SCALE: 1/8" = 1'-0"



RENDERED LANDSCAPE PLAN

